

MARTIN ROBERT ADAMS and wife, JEANNE MAUREEN ADAMS

TO:

WARRANTY DEED

ELAINE T. ROGERS

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; We, **MARTIN ROBERT ADAMS and wife, JEANNE MAUREEN ADAMS**, does hereby sell, convey and warrant unto **ELAINE T. ROGERS**, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi described as follows, to-wit:

Lot 61, Shankoka Lake Subdivision, Part of Part of the Maywood Lake Lots Subdivision as recorded in Plat book 1, Page 10-A and revised in Plat Book 1, Page 51 and being sited in Section 28, Township 1 South, Range 6 West, DeSoto County, Mississippi and being more particularly described as follows, to-wit:

Beginning at an iron pin found at the Southwest corner of Lot 62, in the East line of Dogwood Lane; thence with said lane, South 16 degrees 30 minutes East a distance of 20.00 feet to an iron pin; thence South 59 degrees 25 minutes 06 seconds East a distance of 168.11 feet to an iron pin nt he North line of Shahkoka Drive; thence North 60 degrees 45 minutes 00 seconds East a distance of 64.40 feet to a point; thence North 27 degrees 45 minutes 00 seconds East a distance of 35.50 feet to iron pin found at the Southeast corner of Lot 70; thence North 82 degrees 59 minutes 07 seconds West with said South line a distance of 114.88 feet to an iron pin found at the corner of Lots 62 and 70; thence North 76 degrees 00 minutes 00 seconds West along the South line of Lot 62 a distance of 112.47 feet to the point of beginning.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of ways for public roads and public utilities and the restrictive covenants of record in Maywood Lake Lots Subdivision. The warranty in this deed is further subject to easement to Mississippi Power & Light Company as recorded in Book 25, Page 411 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.

Grantor, Jeanne Maureen Adams, joins in the execution of this instrument to convey any and all marital or homestead rights which she may have in subject property.

It is agreed and understood that taxes for the year 2002 have been prorated as of the date of this instrument and shall be paid by the Grantee when and as due and possession is given upon delivery of this Deed.

STATE MS.-DE SOTO CO. *mc*
FILED *mc*

Nov 6 10 30 AM '02

BK 431 PG 639
W.E. DAVIS CH. CLK.

WITNESS OUR SIGNATURES, this the 26th day of September, 2002.

Martin Robert Adams

MARTIN ROBERT ADAMS

Jeanne Maureen Adams

JEANNE MAUREEN ADAMS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 27th day of September, 2002, within my jurisdiction, the within named MARTIN ROBERT ADAMS, who acknowledged that he executed the above and foregoing instrument.

Jerry G. Wilson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/1/02

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 26th day of September, 2002, within my jurisdiction, the within named JEANNE MAUREEN ADAMS, who acknowledged that she executed the above and foregoing instrument.

Jerry G. Wilson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/1/02

Grantor's Address:

7500 Dogwood Lane
Olive Branch, MS 38654
Home Phone No: 662-233-0757
Work Phone No: 662-895-7729

Grantee's Address:

7735 W. Shattuck
Olive Branch, MS 38654
Home Phone No: 895-1892
Work Phone No: 895-1892

PREPARED BY AND RETURN TO:
GARY P. SNYDER
WATKINS LUDLAM WINTER & STENNIS, P.A.
Post Office Box 1456
Olive Branch, MS 38654
(662) 895-2996

00931.13831 - Adams/Rogers